



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2014 COMPETITIVE 4% FEDERAL AND STATE CREDIT APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS

May 5, 2014 Version

II. APPLICATION - SECTION 1: APPLICANT STATEMENT, CERTIFICATION AND NOTARY

APPLICANT: Community Housing Improvement Program/Regional Housing Authority of Sutter &

PROJECT NAME: Maple Park Phase 2

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION

Cashier's Check Only

The undersigned applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal, or Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$256,417 annual Federal Credits, and

\$992,088 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount(s) preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

I agree it is my responsibility to provide TCAC with the original complete application and the Local Reviewing Agency an exact copy of the application. I agree that I have included a letter from the local government and the appropriate Local Reviewing Agency of the jurisdiction in which the project is located identifying the agency designated as the Local Reviewing Agency for the Tax Credit Allocation Committee. I agree that it is also my responsibility to provide such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: for readiness to proceed requirements if applicable; and after the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I represent that I have read and understand the requirements set forth in Regulation Section 10322(j) pertaining to re-applications for Credit.

I certify that I have read and understand the provisions of Sections 10322(a) through (g). No additional documents in support of the basic thresholds or point selection categories shall be accepted from the sponsor beyond the

application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit programs.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that neither the Federal nor the State Tax Credit programs are entitlement programs and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that a reservation of Federal or State Tax Credits does not guarantee that the project will qualify for Tax Credits. Both Federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal and/or State Tax Credits, I will be required to enter into a regulatory agreement which will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. I certify that, when requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date. In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion. I certify and guarantee that the application meets each item of the applicable housing type requirement if I am requesting housing type competitive points, as identified by TCAC regulation. I certify and guarantee that any tenant services proposed under TCAC Regulation Section 10325(c)(5)(B) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 10 years, free of charge (except child care). I understand that misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and other actions which TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22 and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this _____ day of _____, 2014 at
_____, California.

By _____
(Original Signature)

(Typed or printed name)

(Title)

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

On _____ before me, _____,
personally appeared _____

_____, who proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Local Jurisdiction:	City of Live Oak	
City Manager:	Jim Goodwin *	
Title:	City Manager	
Mailing Address:	9955 Live Oak Blvd.	
City:	Live Oak	
Zip Code:	95953	
Phone Number:	530-695-2112	Ext.
FAX Number:	530-695-2595	
E-mail:	citymanager@liveoakcity.org	

* For City Manager, please refer to the following the website below:
<http://events.cacities.org/CGI-SHL/TWSERVER.EXE/RUN:MEMLOOK>

II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Preliminary Reservation

Prior application was submitted but not selected? No

If yes, enter application number: TCAC # CA - -

Has credit previously been awarded? No

Is this project a Re-syndication of a current TCAC project? No

If yes to either question above, enter the current application number and the amount currently allocated and being returned, if applicable:

TCAC # CA - -

Federal Credit:

State Credit:

If State Credit is requested, is this State Farmworker Credit? No

B. Project Information

Project Name: Maple Park Phase 2

Site Address: 9915 Maple Park

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Live Oak County: Sutter

Zip Code: 95953 Census Tract: 0507.01

Assessor's Parcel Number(s): 06-193-047

Special Needs Project located in a DDA or QCT No

Special Needs with 130% basis & State Credits: No

Project is a Scattered Site Project: No

Project is **Rural** as defined by TCAC Regulation

Section 10302(jj): Yes

*Federal Congressional District: 2

*State Assembly District: 2

*State Senate District: 4

*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map>

<http://findyourrep.legislature.ca.gov/>

C. Credit Amount Requested (If State Credit Request, Reg. Sects. 10317 & 10322(h)(33))

Federal and State	\$256,417	\$992,088
	(federal)	(state)

D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60%

E. Housing Type Selection (Reg. Sections 10315(g) & 10325(g))

Seniors

If you selected Special Needs please list the percentage of Special Needs Units

If between 50% and 75%, please specify other housing type construction standards that will be met:

F. Geographic Area (Reg. Section 10315(h))

Please select the project's geographic area:

Capital & Northern Region: Butte, El Dorado, Placer, Sacramento, Sh

II. APPLICATION SECTION 3: APPLICANT INFORMATION

A. Identify Applicant

Applicant is the current owner and will retain ownership: N/A
 Applicant will be or is a general partner in the to be formed or formed final ownership entity: Yes
 Applicant is the project developer and will be part of the final ownership entity for the project: Yes
 Applicant is the project developer and will not be part of the final ownership entity for the project: N/A

B. Applicant Contact Information

Applicant Name: Community Housing Improvement Program/Regional Housing Authority of
 Street Address: 1001 Willow Street/1445 Butte House Road
 City: Chico/Yuba City State: CA Zip Code: 95928
 Contact Person: Kris Zappettini (CHIP)
 Phone: 530-893-6118 Ext.: N/A Fax: 530-891-8547
 Email: kzap@chiphousing.org

C. Legal Status of Applicant:

Nonprofit Organization Parent Company: N/A
 If Other, Specify: _____

D. General Partner(s) Information

D(1) General Partner Name: Community Housing Improvement Program Inc. (MGP)
 Street Address: 1001 Willow Street
 City: Chico State: CA Zip Code: 95928
 Contact Person: Kris Zappettini
 Phone: 530-893-6118 Ext.: N/A Fax: 530-891-8547
 Email: kzap@chiphousing.org
 Nonprofit/For Profit: Nonprofit Parent Company: N/A

D(2) General Partner Name: Regional Housing Authority of Sutter and Nevada Counties
 Street Address: 1455 Butte House Road
 City: Yuba City State: CA Zip Code: 95993
 Contact Person: Linda Nichols
 Phone: 530-671-0220 Ext.: 119 Fax: 530-673-1194
 Email: l.nichols@rhasnc.org
 Nonprofit/For Profit: Nonprofit Parent Company: N/A

D(3) General Partner Name: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Contact Person: _____
 Phone: _____ Ext.: _____ Fax: _____
 Email: _____
 Nonprofit/For Profit: (select one) Parent Company: _____

E. General Partner(s) or Principal Owner(s) Type Nonprofit

If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2)

F. Status of Ownership Entity

to be formed If to be formed, enter date: 9/1/2014

**(Federal I.D. No. must be obtained prior to submitting carryover allocation package)*

G. Contact Person During Application Process

Company Name: Community Housing Improvement Program
 Street Address: 1001 Willow Street
 City: Chico State: CA Zip Code: 95928
 Contact Person: Kris Zappettini
 Phone: 530-893-6118 Ext.: N/A Fax: 530-891-8547
 Email: kzap@chiphousing.org
 Participatory Role: Developer and managing General Partner
 (e.g., General Partner, Consultant, etc.)

II. APPLICATION SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer:	CHIP and RHASNC	Architect:	Mogavero Notestine Associates
Address:	1001 Willow Street (CHIP address)	Address:	2012 K Street
City, State, Zip	Chico, CA 95928	City, State, Zip:	Sacramento, CA 95811
Contact Person:	Kris Zappettini	Contact Person:	David Mogavero
Phone:	530-893-6118 Ext.: N/A	Phone:	916-443-1033 Ext.:
Fax:	530-891-8547	Fax:	916-443-7234
Email:	kzap@chiphousing.org	Email:	dmogavero@mognot.com
Attorney:	Gubb & Barshay	General Contractor:	Sunseri Construction
Address:	505 14th Street, Suite 1050	Address:	48 Comanche Court
City, State, Zip	Oakland, CA 94612	City, State, Zip:	Chico, CA 95928
Contact Person:	Scott Barshay	Contact Person:	Don Lieberman
Phone:	415-781-6600 Ext.: 13	Phone:	530-891-6444 Ext.:
Fax:	415-781-6967	Fax:	530-891-1309
Email:	sbarshay@gubbandbarshay.com	Email:	dl@sunsericonstruction.com
Tax Professional:	Gubb & Barshay	Energy Consultant:	DuctTesters, Inc.
Address:	505 14th Street, Suite 1050	Address:	PO Box 266
City, State, Zip	Oakland, CA 94612	City, State, Zip:	Ripon, CA 95366
Contact Person:	Scott Barshay	Contact Person:	Dave Hegarty
Phone:	415-781-6600 Ext.: 13	Phone:	209-579-5000 Ext.:
Fax:	415-781-6967	Fax:	209-522-5001
Email:	sbarshay@gubbandbarshay.com	Email:	davehegarty@ducttesters.com
CPA:	Tom Tomaszewski	Investor:	TBD
Address:	3811 Tilden Drive	Address:	
City, State, Zip	El Dorado Hills, CA 95762	City, State, Zip:	
Contact Person:	Tom Tomaszewski	Contact Person:	
Phone:	916-804-5367 Ext.:	Phone:	Ext.:
Fax:		Fax:	
Email:	tomcpa@directcon.net	Email:	
Consultant	California Housing Partnership C	Market Analyst:	Laurin Associates
Address:	1970 Broadway, Suite 250	Address:	1501 Sports Drive
City, State, Zip	Oakland, CA 94612	City, State, Zip:	Sacramento, CA 95834
Contact Person:	Lihbin Shiao c/o Mosaic Urban D	Contact Person:	Stefanie Williams
Phone:	510-251-9811 Ext.: 11	Phone:	916-372-6100 Ext.:
Fax:	415-433-6805	Fax:	916-419-6108
Email:	lshiao@chpc.net	Email:	swilliams@laurinassociates.com
Appraiser:	River Valley Appraisals, Inc.	CNA Consultant:	
Address:	1589 Camino Del Oro	Address:	
City, State, Zip	Yuba City, CA 95993	City, State, Zip:	
Contact Person:	Terry Kennington	Contact Person:	
Phone:	530-671-9340 Ext.:	Phone:	Ext.:
Fax:	530-751-2410	Fax:	
Email:	terry@yourhomevalue.net	Email:	
Bond Issuer:	California Municipal Finance Auth	Prop. Mgmt. Co.:	Community Housing Improv. Pro
Address:	2111 Palomar Airport Rd., Suite :	Address:	1001 Willow Street
City, State, Zip:	Carlsbad, CA 9211	City, State, Zip:	Chico, CA 95928
Contact Person:	John Stoecker	Contact Person:	David Hodges
Phone:	760-930-1221 Ext.:	Phone:	530-891-6931 Ext.: 246
Fax:	760-683-3390	Fax:	530-891-8547
Email:	jstoecker@cmfa-ca.com	Email:	dhodges@chiphousing.org

2nd Prop. Mgmt. Co.	
Address:	
City, State, Zip:	
Contact Person:	
Phone:	Ext.:
Fax:	
Email:	

F. Building Information

Total Number of Buildings: 1 Residential Buildings: 1
 Community Buildings: Commercial/ Retail Space: N/A

If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

Are Buildings on a Contiguous Site? Yes

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units? No

If yes, are any of the units to be occupied by the owner or
 a person related to the owner (IRC Sec. 42(i)(3)(c))? N/A

G. Project Unit Number and Square Footage

Total number of units:	35
Total number of non-tax credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	34
Total number of low-income units:	34
Ratio of low-income units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	22,957
Total square footage of low-income units:	22,957
Ratio of low-income residential to total residential square footage (excluding managers' units)	100%
*Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100%
Total community room square footage:	560
Total commercial/ retail space square footage:	
Total common space square footage (including managers' units):	6,524
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
**Total Square Footage of All Project Structures (excluding commercial/retail):	30,041

*Must be 100% to apply for State Credits

**equals: "total square footage of all residential units" + "total community room square footage" + "total common space" + "total parking structure square footage")

Total Project Cost per Unit

\$246,093

Total Residential Project Cost per Unit

\$246,093

Total Eligible Basis per Unit

\$218,041

H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	N/A
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Other:	N/A

Units w/ tenants of multiple disability type or subsidy layers, etc., briefly explain:

For 4% federal applications only:	
Rural area consistent with TCAC methodology	yes

II. APPLICATION SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA			6/22/2010
NEPA			10/31/2009
Toxic Report	not required		
Soils Report	not required		
Coastal Commission Approval	not required		
Article 34 of State Constitution			8/25/2011
Site Plan			5/22/2013
Design Review			5/22/2013
Conditional Use Permit Approved or Required	not required		
Variance Approved or Required	not required		

	Project and Site Information	
Current Land Use Designation	multi-family residential	
Current Zoning and Maximum Density	R-4 with a max density of 25 units per acre	
Proposed Zoning and Maximum Density	no changes proposed	
Does this site have Inclusionary Zoning?	No	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	(if yes, explain here)
Building Height Requirements	4 stories not to exceed 50 feet (this project only has three stories)	
Required Parking Ratio	1/1 bedroom and 1.5/2 bedroom plus 1 guest per 10 units	
Is site in a Redevelopment Area?	No	

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	10	/	2009
	Site Acquired	10	/	2014
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	5	/	2013
	Grading Permit	12	/	2014
	Building Permit	12	/	2014
CONSTRUCTION FINANCING	Loan Application	6	/	2014
	Enforceable Commitment	6	/	2014
	Closing and Disbursement	12	/	2014
PERMANENT FINANCING	Loan Application	6	/	2014
	Enforceable Commitment	6	/	2014
	Closing and Disbursement	10	/	2016
OTHER LOANS AND GRANTS	Type and Source: <u>deferred loan/HCD-HOME Program</u>	N/A	/	
	Application	6	/	2013
	Closing or Award	3	/	2014
	Type and Source: <u>deferred loan/HCD-CDBG Program</u>	N/A	/	
	Application	6	/	2010
	Closing or Award	10	/	2010
	Type and Source: <u>grant/FHLB-AHP</u>	N/A	/	
	Application	3	/	2014
	Closing or Award	6	/	2014
	Type and Source: <u>Land Donation</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	12	/	2014
	Type and Source: <u>City Impact Fee Waiver</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	6	/	2014
	Type and Source: <u>School District Fee Waiver</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	6	/	2014
	10% of Costs Incurred	2	/	2016
	Construction Start	1	/	2015
	Construction Completion	1	/	2016
	Placed In Service	1	/	2016
	Occupancy of All Low-Income Units	5	/	2016

III. PROJECT FINANCING SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Amount of Funds
1) Wells Fargo Bank/Tax Exempt Bond L	21	3.100%	\$4,000,000
2) HCD/State HOME Loan	21	3.000%	\$2,902,495
3) Accured Interest/State HOME			\$140,783
4) FHLB/Affordable Housing Program			\$340,000
5) HCD/State CDBG	21		\$49,072
6) Impact Fee Waiver/City of Live Oak			\$211,532
7) Consolidated Area HA/Land Contributi			\$74,900
8) Costs Deferred Until Permanent Closin			\$690,079
9) Deferred Developer Fee			\$100
10) Tax Credit Equity			\$204,286
11)			
12)			
Total Funds For Construction:			\$8,613,247

- | | |
|---|--|
| <p>1) Lender/Source Wells Fargo Bank/Tax Exempt Bond
 Street Address: 45 Fremont Street, 9th Floor
 City: San Francisco
 Contact Name: Eric Leimbach
 Phone Number: 415-396-0526 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> | <p>2) Lender/Source: HCD/State HOME Loan
 Street Address: 9955 Live Oak Blvd. (City of Live Oak)
 City: Live Oak
 Contact Name: Jim Goodwin
 Phone Number: 530-695-2112 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> |
| <p>3) Lender/Source Accured Interest/State HOME
 Street Address: 9955 Live Oak Blvd. (City of Live Oak)
 City: Live Oak
 Contact Name: Jim Goodwin
 Phone Number: 530-695-2112 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> | <p>4) Lender/Source: FHLB/Affordable Housing Program
 Street Address: 600 California Street, Suite 300
 City: San Francisco
 Contact Name: Kirby ung
 Phone Number: 415-616-2542 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> |
| <p>5) Lender/Source HCD/State CDBG
 Street Address: 9955 Live Oak Blvd. (City of Live Oak)
 City: Live Oak
 Contact Name: Jim Goodwin
 Phone Number: 503-695-2112 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> | <p>6) Lender/Source: Impact Fee Waiver/City of Live Oak
 Street Address: 9955 Live Oak Blvd.
 City: Live Oak
 Contact Name: Jim Goodwin
 Phone Number: 530-695-2112 Ext.:
 Type of Financing: Fee Waiver
 Is the Lender/Source Committed? Yes</p> |
| <p>7) Lender/Source Consolidated Area HA/Land Contrib
 Street Address: 1455 Butte House Road
 City: Yuba City
 Contact Name: Linda Nichols
 Phone Number: 530-671-0220 Ext.: 119
 Type of Financing: Land Donation
 Is the Lender/Source Committed? Yes</p> | <p>8) Lender/Source: Costs Deferred Until Permanent Clo
 Street Address: N/A
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing: Costs Deferred to Perm
 Is the Lender/Source Committed? Yes</p> |

9) Lender/Source Deferred Developer Fee
Street Address 1001 Willow Street
City: Chico
Contact Name Kris Zappettini
Phone Number 530-893-6118 Ext.:
Type of Financing Fee Deferral
Is the Lender/Source Committed? Yes

11) Lender/Source
Street Address
City:
Contact Name
Phone Number Ext.:
Type of Financing
Is the Lender/Source Committed? No

10) Lender/Source: Tax Credit Equity
Street Address: TBD investor
City:
Contact Name:
Phone Number Ext.:
Type of Financing: Equity
Is the Lender/Source Committed? No

12) Lender/Source:
Street Address:
City:
Contact Name:
Phone Number Ext.:
Type of Financing:
Is the Lender/Source Committed? No

III. PROJECT FINANCING SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) Wells Fargo Bank/Tax Exempt Bond L	120	5.176%		\$33,757	\$264,000
2) HCD/State HOME Loan	660	3.000%	Residual		\$4,500,000
3) Accured Interest - State HOME					\$140,783
4) FHLB/Affordable Housing Program	660		Deferred		\$340,000
5) HCD/State CDBG	660		Residual		\$49,072
6) Impact Fee Waiver - City of Live Oak					\$211,532
7) Consolidated Area HA/Land Contributi					\$74,900
8) Deferred Developer Fee					\$100
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$5,580,387
Total Tax Credit Equity:					\$3,032,860
Total Sources of Project Funds:					\$8,613,247

- | | |
|---|--|
| <p>1) Lender/Source: Wells Fargo Bank/Tax Exempt Bond
 Street Address: 45 Fremont Street, 9th Floor
 City: San Francisco
 Contact Name: Eric Leimbach
 Phone Number: 415-396-0526 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> | <p>2) Lender/Source: HCD/State HOME Loan
 Street Address: 9955 Live Oak Blvd. (City of Live Oak)
 City: Live Oak
 Contact Name: Jim Goodwin
 Phone Number: 530-695-2112 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> |
| <p>3) Lender/Source: Accured Interest - State HOME
 Street Address: 9955 Live Oak Blvd. (City of Live Oak)
 City: Live Oak
 Contact Name: Jim Goodwin
 Phone Number: 530-695-2112 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> | <p>4) Lender/Source: FHLB/Affordable Housing Program
 Street Address: 600 California Street, Suite 300
 City: San Francisco
 Contact Name: Kirby Ung
 Phone Number: 415-616-2542 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> |
| <p>5) Lender/Source: HCD/State CDBG
 Street Address: 9955 Live Oak Blvd. (City of Live Oak)
 City: Live Oak
 Contact Name: Jim Goodwin
 Phone Number: 530-695-2112 Ext.:
 Type of Financing: Debt
 Is the Lender/Source Committed? Yes</p> | <p>6) Lender/Source: Impact Fee Waiver - City of Live Oak
 Street Address: 9955 Live Oak Blvd. (City of Live Oak)
 City: Live Oak
 Contact Name: Jim Goodwin
 Phone Number: 530-695-2112 Ext.:
 Type of Financing: Fee Waiver
 Is the Lender/Source Committed? Yes</p> |
| <p>7) Lender/Source: Consolidated Area HA/Land Contribution
 Street Address: 1455 Butte House Road
 City: Yuba City
 Contact Name: Linda Nichols
 Phone Number: 530-671-0220 Ext.: 119
 Type of Financing: Land Donation
 Is the Lender/Source Committed? Yes</p> | <p>8) Lender/Source: Deferred Developer Fee
 Street Address: 1001 Willow Street
 City: Chico
 Contact Name: Kris Zappettini
 Phone Number: 530-893-6118 Ext.:
 Type of Financing: Fee Deferral
 Is the Lender/Source Committed? Yes</p> |

9) Lender/Source
 Street Address
 City:
 Contact Name
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

10) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

11) Lender/Source
 Street Address
 City:
 Contact Name
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

12) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)): Yes

CDLAC Allocation? Yes

Date application was submitted to CDLAC (no later than TCAC application deadline) 7/1/2014

Date application was approved by CDLAC: TBD

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)): 12/15/2014

Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)) 52.10%

Name of Bond Issuer (Reg. Section 10326(e)(1)): California Municipal Finance Authority

Will project have Credit Enhancement? No

If Yes, identify the entity providing the Credit Enhancement

Contact Person:

Phone: Ext.:

What type of enhancement is being provided? (select one)

(specify here)

III. PROJECT FINANCING SECTION 3: INCOME INFORMATION

A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Targeted Area Median Income	(h) % of Actual AMI
1 Bedroom	3	\$235	\$705	\$72	\$307	30%	29.9%
2 Bedrooms	1	\$274	\$274	\$95	\$369	30%	30.0%
1 Bedroom	20	\$338	\$6,760	\$72	\$410	40%	40.0%
2 Bedrooms	1	\$397	\$397	\$95	\$492	40%	39.9%
1 Bedroom	9	\$544	\$4,896	\$72	\$616	60%	60.0%
Total # Units:	34	Total:	\$13,032		Average:	44.1%	

B. Manager Units

State law requires an onsite manager's unit for projects with 16 or more residential units.

TCAC Regulation Section 10326(g)(6) requires at least 1 manager's unit for every 80 residential units.

Special Needs projects may demonstrate 24-hour desk staffing in lieu of an onsite manager's unit.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
2 Bedrooms	1		
Total # Units:	1	Total:	

No

Special Needs project with 24-hour desk staffing

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$13,032
Aggregate Annual Rents For All Units:	\$156,384

D. Rental Subsidy Income/Operating Subsidy
Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	34
Length of Contract (years):	10
Expiration Date of Contract:	5/1/2016
Total Projected Annual Rental Subsidy:	\$95,280

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$2,100
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
Total Miscellaneous Income:	\$2,100
Total Annual Potential Gross Income:	\$253,764

F. Monthly Resident Utility Allowance by Unit Size

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:		\$11	\$13			
Water Heating:		\$11	\$14			
Cooking:		\$10	\$13			
Lighting:						
Electricity:		\$31	\$41			
Water:*						
Other: Air Conditioning		\$9	\$14			
Total:		\$72	\$95			

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

Regional Housing Authority of Sutter and Nevada Counties

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$500
	Legal:	\$500
	Accounting/Audit:	\$10,000
	Security:	
	Other: Office Expenses, Telecommunication	\$9,200
	Total Administrative:	\$20,200

Management	Total Management:	\$24,300
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Utilities	Fuel:	
	Gas:	\$2,000
	Electricity:	\$9,500
	Water/Sewer:	\$20,100
	Total Utilities:	\$31,600

Payroll / Payroll Taxes	On-site Manager:	\$26,060
	Maintenance Personnel:	\$11,500
	Other: Payroll Taxes/Benefits	\$4,878
	Total Payroll / Payroll Taxes:	\$42,438
	Total Insurance:	\$14,000

Maintenance	Painting:	\$3,500
	Repairs:	\$5,000
	Trash Removal:	\$7,000
	Exterminating:	\$1,890
	Grounds:	\$2,500
	Elevator:	\$4,181
	Other: Supplies/Other	\$4,000
	Total Maintenance:	\$28,071

Other Expenses	Other: Misc Taxes/Fees	\$800
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Total Other Expenses:	\$800

Total Expenses

Total Annual Residential Operating Expenses:	\$161,409
Total Number of Units in the Project:	35
Total Annual Operating Expenses Per Unit:	\$4,611
Total 3-Month Operating Reserve:	
Total Annual Internet Expense (site amenity election):	*
Total Annual Services Amenities Budget (from project expenses):	\$5,000 *
Total Annual Reserve for Replacement:	\$24,080 *
Total Annual Real Estate Taxes:	*

* Please include in the identified lines on THIS page and NOT on any of the line items on Page 18. Please note that these will still need to be included when determining the net cash flow in the 15 year proforma.

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion and commercial income should not support the residential portion (Sections 10322(h)(14), (22); 10327(g)(7)).

III. PROJECT FINANCING SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$4,000,000
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		Yes	\$2,948,274
Community Development Block Grant (CDBG)		Yes	\$49,072
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MHSA		N/A	
MHP		N/A	
Redevelopment Set-aside Funds		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	(specify here)	N/A	
Local:	City of Live Oak Impact Fee Waivers	No	\$211,532
Private:	(specify here)	N/A	
Other:	Housing Authority Land Contribution	No	\$75,000
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	1/28/2014	Approval Date:	
Source:	ter & Yuba Counties	Source:	
If Section 8:	Project-based vouchers	If Section 8:	(select one)
Percentage:	100%	Percentage:	
Units Subsidized:	34	Units Subsidized:	
Amount Per Year:	\$185,232	Amount Per Year:	
Total Subsidy:	\$1,852,320	Total Subsidy:	
Term:	10	Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	No	Other:	(specify here)
If yes enter amount:		Other amount:	

III. PROJECT FINANCING SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$163,357		
1 Bedroom	\$188,349	32	\$6,027,168
2 Bedrooms	\$227,200	3	\$681,600
3 Bedrooms	\$290,816		
4+ Bedrooms	\$323,987		
TOTAL UNITS:		35	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:			\$6,708,768
		Yes/No	
(a) Plus (+) 20% basis adjustment for projects paid in whole or part out of public funds and required by a public awarding body to pay		<input checked="" type="checkbox"/> Yes	
(b) Plus (+) 7% basis adjustment for new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		<input type="checkbox"/> No	
(c) Plus (+) 2% basis adjustment for projects where a day care center is part of the development.		<input type="checkbox"/> No	
(d) Plus (+) 2% basis adjustment for projects where 100 percent of the units are for Special Needs populations.		<input type="checkbox"/> No	
(e) Plus (+) up to 10% basis adjustment for projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.		<input type="checkbox"/> No	
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment for projects requiring seismic upgrading of existing structures, and/or projects requiring toxic or other environmental mitigation as certified by the project architect/ engineer +costs. If Yes, select type: <input type="text" value="N/A"/>		<input type="checkbox"/> No	
(g) Plus (+) local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required.		<input type="checkbox"/> No	
(h) Plus (+) 10% basis adjustment for projects wherein at least 95% of the project's upper floor units are serviced by an elevator.		<input type="checkbox"/> No	
(i) Plus (+) 1% basis adjustment for each 1% of units income-targeted to 50% to 36% of AMI Affordable Units: <input type="text" value="34"/> Total Affordable Units @ 50% to 36% of AMI: <input type="text" value="21"/>		<input checked="" type="checkbox"/> Yes	\$4,092,348
(j) Plus (+) 2% basis adjustment for each 1% of units income targeted to 35% of AMI and below Affordable Units: <input type="text" value="34"/> Total Affordable Units @ 35% of AMI or Below: <input type="text" value="4"/>		<input checked="" type="checkbox"/> Yes	\$1,475,929
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$12,277,045

HIGH COST TEST

Total Eligible Basis

\$7,631,447

Percentage of the Adjusted Threshold Basis Limit

62.160%

ITEM (e) Features

**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual electricity use (dwelling and common area meters combined). If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be 45% or more energy efficient than current Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigated only with reclaimed water, greywater, or rainwater (excluding water used for community gardens). Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. Threshold Basis Limit increase 2%.
- N/A** 9 Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET		SECTION 1: SOURCES AND USES BUDGET				Permanent Sources													
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Wells Fargo Bank/Tax Exempt Bond Loan	2)HCD/State HOME Loan	3)Accured Interest - State HOME	4)FHLB/Affordable Housing Program	5)HCD/State CDBG	6)Impact Fee Waiver - City of Live Oak	7)Consolidate d Area HA/Land Contribution	8)Deferred Developer Fee	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
¹ Land Cost or Value	\$75,000	\$75,000									\$74,900	\$100					\$75,000		
² Demolition																			
Legal	\$5,000	\$5,000		\$5,000													\$5,000		
Land Lease Rent Prepayment																			
¹ Total Land Cost or Value	\$80,000	\$80,000		\$5,000							\$74,900	\$100					\$80,000		
Existing Improvements Value																			
² Off-Site Improvements	\$49,072	\$49,072							\$49,072								\$49,072	\$49,072	
Total Acquisition Cost	\$49,072	\$49,072							\$49,072								\$49,072		
Total Land Cost / Acquisition Cost	\$129,072	\$129,072		\$5,000					\$49,072		\$74,900	\$100					\$129,072		
Predevelopment Interest/Holding Cost																			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Title/Recording/Escrow	\$10,000	\$10,000		\$10,000													\$10,000		
REHABILITATION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total Rehabilitation Costs																			
Total Relocation Expenses																			
NEW CONSTRUCTION																			
Site Work	\$218,333	\$218,333		\$218,333													\$218,333	\$218,333	
Structures	\$4,013,290	\$4,013,290		\$60,300	\$264,000	\$3,474,058		\$214,932									\$4,013,290	\$4,013,290	
General Requirements	\$362,500	\$362,500		\$321,083				\$41,417									\$362,500	\$362,500	
Contractor Overhead	\$124,599	\$124,599		\$124,599													\$124,599	\$124,599	
Contractor Profit	\$124,599	\$124,599		\$124,599													\$124,599	\$124,599	
Prevailing Wages																			
General Liability Insurance	\$83,651	\$83,651						\$83,651									\$83,651	\$83,651	
Other: (Specify)																			
Total New Construction Costs	\$4,926,971	\$4,926,971		\$848,913	\$264,000	\$3,474,058		\$340,000									\$4,926,971	\$4,926,971	
ARCHITECTURAL FEES																			
Design	\$406,836	\$406,836		\$52,344		\$354,492											\$406,836	\$406,836	
Supervision	\$118,164	\$118,164				\$118,164											\$118,164	\$118,164	
Total Architectural Costs	\$525,000	\$525,000		\$52,344		\$472,656											\$525,000	\$525,000	
Total Survey & Engineering	\$119,000	\$119,000		\$48,656		\$70,344											\$119,000	\$119,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$301,983	\$301,983		\$161,200			\$140,783										\$301,983	\$127,762	
Origination Fee	\$36,000	\$36,000		\$36,000													\$36,000	\$20,571	
Credit Enhancement/Application Fee	\$2,500	\$2,500		\$2,500													\$2,500		
Bond Premium	\$43,021	\$43,021		\$43,021													\$43,021	\$43,021	
Cost of Issuance	\$107,800	\$107,800		\$107,800													\$107,800	\$8,571	
Title & Recording	\$15,000	\$15,000		\$15,000													\$15,000	\$15,000	
Taxes	\$5,000	\$5,000		\$5,000													\$5,000	\$5,000	
Insurance	\$40,000	\$40,000		\$40,000													\$40,000	\$40,000	
Other: (Specify)																			
Other: (Specify)																			
Total Construction Interest & Fees	\$551,304	\$551,304		\$410,521			\$140,783										\$551,304	\$259,925	
PERMANENT FINANCING																			
Loan Origination Fee	\$12,500	\$12,500		\$12,500													\$12,500		
Credit Enhancement/Application Fee																			
Title & Recording	\$5,000	\$5,000		\$5,000													\$5,000		
Taxes																			
Insurance																			
Other: (Specify)																			

IV. SOURCES AND USES BUDGET		SECTION 1: SOURCES AND USES BUDGET				Permanent Sources													
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Wells Fargo Bank/Tax Exempt Bond Loan	2)HCD/State HOME Loan	3)Accured Interest - State HOME	4)FHLB/Affordable Housing Program	5)HCD/State CDBG	6)Impact Fee Waiver - City of Live Oak	7)Consolidate d Area HA/Land Contribution	8)Deferred Developer Fee	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
Other: (Specify)																			
Total Permanent Financing Costs	\$17,500	\$17,500		\$17,500													\$17,500		
Subtotals Forward	\$6,278,847	\$6,278,847		\$1,392,934	\$264,000	\$4,017,058	\$140,783	\$340,000	\$49,072		\$74,900	\$100					\$6,278,847	\$5,879,968	
LEGAL FEES																			
Lender Legal Paid by Applicant	\$50,000	\$50,000		\$50,000													\$50,000	\$22,857	
Other: Borrower Legal	\$30,000	\$30,000		\$30,000													\$30,000	\$25,000	
Total Attorney Costs	\$80,000	\$80,000		\$80,000													\$80,000	\$47,857	
RESERVES																			
Rent Reserves																			
Capitalized Rent Reserves																			
3-Month Operating Reserve	\$112,213	\$112,213		\$112,213													\$112,213		
Other:Section 8 Transition Reserve	\$190,416	\$190,416		\$190,416													\$190,416		
Total Reserve Costs	\$302,629	\$302,629		\$302,629													\$302,629		
APPRAISAL																			
Total Appraisal Costs	\$12,000	\$12,000		\$12,000													\$12,000	\$12,000	
Total Contingency Cost	\$443,022	\$443,022		\$443,022													\$443,022	\$443,022	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$26,607	\$26,607		\$26,607													\$26,607		
Environmental Audit	\$5,000	\$5,000				\$5,000											\$5,000	\$5,000	
Local Development Impact Fees	\$581,142	\$581,142		-\$44,332		\$413,942				\$211,532							\$581,142	\$414,600	
Permit Processing Fees	\$34,000	\$34,000				\$34,000											\$34,000	\$34,000	
Capital Fees	\$30,000	\$30,000				\$30,000											\$30,000	\$30,000	
Marketing	\$35,000	\$35,000		\$35,000													\$35,000		
Furnishings	\$15,000	\$15,000		\$15,000													\$15,000	\$15,000	
Market Study	\$10,000	\$10,000		\$10,000													\$10,000		
Accounting/Reimbursables																			
Soft Cost Contingency																			
Other: Capitalized Investor AMF	\$10,000	\$10,000		\$10,000													\$10,000		
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Total Other Costs	\$746,749	\$746,749		\$52,275		\$482,942				\$211,532							\$746,749	\$498,600	
SUBTOTAL PROJECT COST	\$7,863,247	\$7,863,247		\$2,282,860	\$264,000	\$4,500,000	\$140,783	\$340,000	\$49,072	\$211,532	\$74,900	\$100					\$7,863,247	\$6,881,447	
DEVELOPER COSTS																			
Developer Overhead/Profit	\$750,000	\$750,000		\$750,000													\$750,000	\$750,000	
Consultant/Processing Agent																			
Project Administration																			
Broker Fees Paid to a Related Party																			
Const. Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	\$750,000	\$750,000		\$750,000													\$750,000	\$750,000	
TOTAL PROJECT COST	\$8,613,247	\$8,613,247		\$3,032,860	\$264,000	\$4,500,000	\$140,783	\$340,000	\$49,072	\$211,532	\$74,900	\$100					\$8,613,247	\$7,631,447	
Note: Syndication Costs may not be included as a project cost. Calculate Maximum Developer Fee using the eligible basis subtotals. DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:																		Bridge Loan Expense During Construction: Total Eligible Basis:	
					3,032,860	264,000	4,500,000	140,783	340,000	49,072	211,532	74,900	100					\$7,631,447	

¹ Required: evidence of land value (see Tab 1). TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance. Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land).

² Required: include a detailed explanation of *Demolition* and *Offsite Improvements* requirements as well as a cost breakdown in Attachment 12, Construction and Design Description.

V. BASIS AND CREDITS SECTION 1: BASIS AND CREDITS

Determination of Eligible and Qualified Basis

A. Basis and Credits

	30% PVC for New Construction/ Rehabilitation	30% PVC for Acquisition
Total Eligible Basis:	\$7,631,447	
Ineligible Amounts		
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis:		
Subtract Non-Qualified Non-Recourse Financing:		
Subtract Non-Qualifying Portion of Higher Quality Units:		
Subtract Photovoltaic Credit (as applicable):		
Subtract Historic Credit (residential portion only):		
Total Ineligible Amounts:		
Total Eligible Basis Amount Voluntarily Excluded:		
Total Basis Reduction:		
Total Requested Unadjusted Eligible Basis:	\$7,631,447	
High Cost Area Adjustment :	100%	100%
Total Adjusted Eligible Basis:	\$7,631,447	
Applicable Fraction:	100%	100%
Qualified Basis:	\$7,631,447	
Total Qualified Basis:	\$7,631,447	

B. Determination of Federal Credit

	New Construction /Rehabilitation	Acquisition
Qualified Basis:	\$7,631,447	
*Applicable Percentage:	3.36%	3.36%
Subtotal Annual Federal Credit:	\$256,417	
Total Combined Annual Federal Credit:	\$256,417	

*Applicants are required to use this percentage in calculating credit at the application stage.

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$8,613,247
Permanent Financing	\$5,580,387
Funding Gap	\$3,032,860
Federal Tax Credit Factor	\$0.94570

The federal tax credit factor must be between \$0.90 and \$1.10.

APPLICANTS ARE NOT PERMITTED TO CALCULATE CREDIT USING A TAX CREDIT FACTOR OUTSIDE OF THIS RANGE; DOING SO CAN RESULT IN APPLICATION DISQUALIFICATION. If your equity pricing is less than \$0.90 you must contact TCAC staff to discuss prior to submitting your application.

Total Credits Necessary for Feasibility	\$3,206,998
Annual Federal Credit Necessary for Feasibility	\$320,700
Maximum Annual Federal Credits	\$256,417
Equity Raised From Federal Credit	\$2,424,933
Remaining Funding Gap	\$607,927

D. Determination of State Credit

Qualified Basis

(only rehabilitation or new construction basis, except in rare cases of At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor)

NC/Rehab	Acquisition
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\$7,631,447	
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(.13 federally-subsidized)

Factor Amount

13%

Maximum Total State Credit

\$992,088	\$0
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E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor

\$0.61278

The state tax credit factor must be between \$0.60 and \$0.75.

APPLICANTS ARE NOT PERMITTED TO CALCULATE CREDIT USING A TAX CREDIT FACTOR OUTSIDE OF THIS RANGE; DOING SO CAN RESULT IN APPLICATION DISQUALIFICATION.

State Credit Necessary for Feasibility	\$992,088
Maximum State Credit	\$992,088
Equity Raised From State Credit	\$607,927
Remaining Funding Gap	\$0

FUNDING GAP MUST NOT EXCEED ZERO

VI. POINTS SYSTEM - SECTION 1: THE POINTS SYSTEM

A. General Partner & Management Company Experience

Maximum 9 Points

A(1) General Partner Experience

6 Points

Select from the following:

7 or more projects in service over 3 years (6 Points)

General Partner Name:

Community Housing Improvement Program Inc. (MGP)

To receive points under this subsection for projects in existence for over 3 years from the filing deadline date, the applicant must submit a certification from a 3rd party certified public accountant that the projects for which it is requesting points have maintained a positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) for the year in which each development's last financial statement has been prepared (which must be effective no more than one year prior to the application deadline) and have funded reserves in accordance with the partnership agreement and any applicable loan documents. This certification must list the specific projects for which the points are being requested. The CPA certification may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be within 60 days of the application deadline. To obtain points for projects previously owned by the proposed general partner, a similar certification must be submitted with respect to the last full year of ownership by the proposed general partner, along with verification of the number of years that the project was owned by that general partner. This certification must list the specific projects for which the points are being requested.

Total Points for General Partner Experience: 6

A(2) Management Company Experience

3 Points

Select from the following:

11 or more projects managed over 3 years (3 Points)

Management Company Name:

Community Housing Improv. Prog.

Total Points for Management Company Experience: 3

Points in subsections (A) and (B) above will be awarded in the highest applicable category and are not cumulative. For maximum points in either subsection (A) or (B) above, a completed application attachment for the general partner or for the management agent, respectively, must be provided. For points to be awarded in subsection (B), an enforceable management agreement executed by both parties for the subject application must be submitted at the time of application. "Projects" as used in this subsections (A) and (B) means multifamily, rental, affordable developments of over 10 units that are subject to a recorded regulatory agreement or, in the case of housing on tribal lands, where federal HUD funds have been utilized in affordable rental developments. General Partner and Management Company experience points may be given based on the experience of the principals involved, or on the experience of municipalities or other nonprofit entities that have experience but have formed single-asset entities for each project in which they have participated, notwithstanding that the entity itself would not otherwise be eligible for such points. Alternatively, a management company may receive 2 points if it provides evidence that the management agent assigned to the project, either on-site or with management responsibilities for the site, has been certified, prior to application deadline, by a housing tax credit certification examination by a nationally recognized housing tax credit compliance entity and be on a list maintained by the Committee. These points may substitute for other management company experience but will not be awarded in addition to such points.

General partners and management companies with fewer than two active LIHTC projects in California should refer to Regulation Section 10325(c)(2) and Checklist Items Tabs 21 and 22 for additional requirements.

Total Points for General Partner & Management Company Experience: 9

B. Housing Needs**Maximum 10 Points**

Select one:

Senior Projects**10 Points**

Total Points for Housing Needs:	10
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C. Site & Service Amenities**Maximum 25 Points****C(1) Site Amenities****Maximum 15 Points**

Amenities must be appropriate to the tenant population served. To receive points the amenity must be in place at the time of application, except under the Public School subsection as indicated in Regulation Section 10325(c)(5)(A)(5). The application must include a map scaled for distance using a standardized radius from the development site as determined by the Committee. Measurement from the project to a site must not include physical barriers. The map must show the distance of the site amenities from the development site. An application proposing a project located on multiple scattered sites (all sites within a five-mile diameter range) shall be scored proportionately in the site amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site. Applicants must provide color photographs, a contact person and a contact telephone number for each requested site amenity. Any inaccurate information will be subject to negative points. No more than 15 points will be awarded in this category. Only one point award will be available in each of the subcategories (a-h) listed below. Amenities may include:

a) Transit-Oriented Development Strategy

- | | |
|---|-----------------|
| (i) Located where there is a transit station, rain station, commuter rail station, bus station, or public bus stop within 1/4 mile of the project site with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday, and the project's density exceeds 25 units per acre. | 7 Points |
| (ii) The project site is within 1/4 mile of a transit station, rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. | 6 Points |
| (iii) The project site is within 1/3 mile of a public bus stop or rail station with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. | 5 Points |
| (iv) The project site is located within 1/4 mile of a regular public bus stop or a rapid transit system stop. (For rural set-aside projects, these points may be awarded where van or dial-a-ride service is provided to tenants.) | 4 Points |
| (v) The project site is located within 1/3 mile of a regular public bus stop or rapid transit system stop. | 3 Points |

Select one:

(iv)

A private bus or transit system providing free service may be substituted with prior approval from the CTCAC Executive Director. This prior approval must be received before the application deadline and the bus or transit system must meet the relevant headway and distance criteria stated above. If pre-approved, select applicable point category above.

Total Points for Transit-Oriented Development Strategy Amenity:	4
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b) Public Park

- (i) The site is within 1/4 mile of a public park (1/2 mile for Rural set-aside projects) (not including school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district providing availability to the general public of the school grounds and/or facilities) or a community center accessible to the general public. **3 Points**

Joint-use agreement (if yes, please provide a copy)

N/A

- (ii) The site is within 1/2 mile (1 mile for Rural set-aside). **2 Points**

Select one:

(i)

Total Points for Public Park Amenity: 3

c) Book-Lending Public Library

- (i) The site is within 1/4 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1/2 mile for Rural set-aside projects). **3 Points**

- (ii) The site is within 1/2 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1 mile for Rural set-aside projects). **2 Points**

Select one:

(ii)

Total Points for Public Library Amenity: 2

d) Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market

Please refer to Checklist Items for supporting documentation requirements

- (i) The site is within 1/4 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). **5 Points**

- (ii) The site is within 1/2 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). **4 Points**

- (iii) The site is within 1.5 miles of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (3 miles for Rural set-aside projects). **3 Points**

- (iv) The site is within 1/4 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). **4 Points**

- (v) The site is within 1/2 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). **3 Points**

- (vi) The site is within 1/4 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. **2 Points**

- (vii) The site is within 1/2 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. **1 Point**

Select one:

(iv)

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity: 4

e) Public Elementary, Middle, or High School

- (i) For a qualifying development, the site is within 1/4 mile of a public elementary school; 1/2 mile of a public middle school; or 1 mile of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **3 Points**

- (ii) The site is within 3/4 mile of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **2 Points**

Select one: **N/A**

Total Points for Public Elementary, Middle, or High School Amenity: 0

f) Senior Developments: Daily Operated Senior Center

- (i) For a **senior development** the project site is within 1/4 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1/2 mile for Rural set-aside). **3 Points**

- (ii) The project site is within 1/2 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1 mile for Rural Set-aside). **2 Points**

Select one: **N/A**

Total Points for Daily Operated Senior Center Amenity: 0

g) Special Needs or SRO Development: Population Specific Service Oriented Facility

- (i) For a **special needs or SRO development**, the site is located within 1/2 mile of a facility that operates to serve the population living in the development. **3 Points**

- (ii) The project site is located within 1 mile of a facility that operates to serve the population living in the development. **2 Points**

Select one: **N/A**

Total Points for Population Specific Service Oriented Facility Amenity: 0

h) Medical Clinic or Hospital

- (i) The site is within 1/2 mile (1 mile for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **3 Points**

- (ii) The site is within 1 mile (1.5 miles for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **2 Points**

Select one: **(i)**

Total Points for Medical Clinic or Hospital Amenity: 3

i) Pharmacy

- (i) The site is within 1/4 mile of a pharmacy (1/2 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **2 Points**
- (ii) The site is within 1/2 mile of a pharmacy (1 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **1 Point**

Select one:

(i)

Total Points for Pharmacy:	2
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j) In-unit High Speed Internet Service

- (i) High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 10 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **2 Points**
- (ii) **Rural set-aside only:** High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 10 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **3 Points**

Select one:

N/A

Total Points for Internet Service:	0
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Total Points for Site Amenities:	18
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Site Amenity Contact List:

Amenity Name: Yuba-Sutter Transit
Address: 2100 B Street
City, Zip: Marysville, 95901
Contact Person: Keith Martin
Phone: 530-742-2877 Ext.: 102
Amenity Type: Transit Station/Transit Stop
Website: yubasuttertransit.com
Distance in miles: 0.2

Amenity Name: Sutter County Library-Barber Bra
Address: 10321 Live Oak Blvd.
City, Zip: Live Oak, 95953
Contact Person: John Oschwell
Phone: 530-695-2021 Ext.: none
Amenity Type: Book-Lending Public Library
Website: suttercounty.org
Distance in miles: 0.55

Amenity Name: Oak Tree Park
Address: Larkin Road and Pennington Roa
City, Zip: Live Oak, 95953
Contact Person: Jan Meyer
Phone: 530-695-2112 Ext.: none
Amenity Type: Public Park
Website: liveoakcity.org
Distance in miles: 0.2

Amenity Name: Live Oak Market
Address: 10153 Live Oak Blvd.
City, Zip: Live Oak, 95953
Contact Person: Rupinder Dgubdsa
Phone: 530-695-2191 Ext.: none
Amenity Type: Grocery/Farmers' Market
Website: none
Distance in miles: 0.35

Amenity Name: Live Oak Medical Clinic
Address: 9980 Live Oak Blvd.
City, Zip: Live Oak, 95953
Contact Person: Carol Furtado
Phone: 530-749-3242 Ext.: 1321
Amenity Type: Medical Clinic/Hospital
Website: peachtreehealthcare.org
Distance in miles: 0.25

Amenity Name: Live Oak Pharmacy
Address: 9970 Live Oak Blvd.
City, Zip: Live Oak, 95953
Contact Person: Reggie Singh
Phone: 530-695-5100 Ext.: none
Amenity Type: Pharmacy
Website: none
Distance in miles: 0.25

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

C(2) Service Amenities

Maximum 10 Points

Projects that provide high-quality services designed to improve the quality of life for tenants are eligible to receive points for service amenities. Services must be appropriate to meet the needs of the tenant population served and designed to generate positive changes in the lives of tenants.

Except as provided below and in Reg. Section 10325(c)(5)(B), in order to receive points in this category, physical space for service amenities must be available when the development is placed-in-service. Services space must be located inside the project and provide sufficient square footage, accessibility and privacy to accommodate the proposed services. The amenities must be available within 6 months of the project's placed-in-service date. Applicants must commit that services will be provided for a period of 10 years.

All services must be of a regular and ongoing nature and provided to tenants free of charge (except for day care services or any charges required by law). Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development (1 1/2 miles for Rural set-aside projects) provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative. All organizations providing services for which the project is claiming service amenities points must have at least 24 months experience providing services to one of the target populations to be served by the project.

Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects. Items 7 through 12 are applicable to Special Needs and SRO projects. Items 1 through 12 are mutually exclusive. One proposed service may not receive points under two different categories.

Applications must include a services sources and uses budget clearly describing all anticipated income and expenses associated with the services program and that aligns with the services commitments provided (i.e. contracts, MOUs, letters, etc.) Applications shall receive points for services only if the proposed services budget adequately accounts for the level of service. The budgeted amount must reasonably be expected to cover the costs of the proposed level of service. **PLEASE REFER TO REGULATION SECTION 10325(c)(5)(B) FOR COMPLETE SERVICE AMENITY POINTS REQUIREMENTS.**

No more than 10 points will be awarded in this category. **The service budget spreadsheet must be completed.** Amenities may include, but are not limited to:

a) Large Family, Senior, At-Risk projects:

- | | | |
|------------|--|-----------------|
| Yes | (1) Service Coordinator. Responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.).
Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms. | 5 points |
| N/A | Service Coordinator as listed above, except:
Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms. | 3 points |
| N/A | (2) Other Services Specialist. Must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Services Specialist to 600 bedrooms. | 5 points |

<u>N/A</u>	Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms.	3 points
<u>N/A</u>	(3) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	7 points
<u>Yes</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	5 points
<u>N/A</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	3 points
<u>N/A</u>	(4) Health and wellness services and programs. Such services and programs shall provide individualized support to tenants (not group classes) and need not be provided by licensed individuals or organizations. Includes, but is not limited to visiting nurses programs, intergenerational visiting programs, or senior companion programs. Minimum of 100 hours of services per year for each 100 bedrooms.	5 points
<u>N/A</u>	Health and wellness services and programs as listed above, except: Minimum of 60 hours of services per year for each 100 bedrooms.	3 points
<u>N/A</u>	Health and wellness services and programs as listed above, except: Minimum of 40 hours of services per year for each 100 bedrooms.	2 points
<u>N/A</u>	(5) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
<u>N/A</u>	(6) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points
<u>b) Special Needs and SRO projects:</u>		
<u>N/A</u>	(7) Case Manager. Responsibilities must include (but are not limited to) working with tenants to develop and implement an individualized service plan, goal plan or independent living plan. Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms.	5 points
<u>N/A</u>	Case Manager as listed above, except: Minimum ratio of 1 FTE Case Manager to 160 bedrooms.	3 points
<u>N/A</u>	(8) Service Coordinator or Other Services Specialist. Service coordinator responsibilities shall include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Other services specialist must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and	5 points

wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. **Minimum ratio of 1 FTE Service Coordinator or Other Services Specialist to 360 bedrooms.**

N/A	Service Coordinator or Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Case Manager to 600 bedrooms.	3 points
N/A	(9) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	5 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	3 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	2 points
N/A	(10) Health or behavioral health services provided by appropriately-licensed organization or individual. Includes but is not limited to: health clinic, adult day health center, medication management services, mental health services and treatment, substance abuse services and treatment.	5 points
N/A	(11) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
N/A	(12) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

The service budget spreadsheet must be completed.	Total Points for Service Amenities:	10
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D. Sustainable Building Methods**Maximum 10 Points**

REVIEW REG. SECTION 10325(c)(6) BEFORE PROCEEDING

APPLICANTS WILL BE HELD TO REGULATORY REQUIREMENTS. THIS APPLICATION MAY CONTAIN ABBREVIATED DESCRIPTIONS OF THE REQUIREMENTS FOR THIS SECTION.**D(1) New Construction and Adaptive Reuse projects select from the following features:**

Yes (i) Develop the project in accordance with the minimum requirements with any one of the following programs: **5 Points**
GreenPoint Rated Multifamily Guidelines

(ii) Energy efficiency as indicated in Reg. Section 10325(c)(6)(B) beyond the requirements in 2008 Title 24, Part 6 of the California Building Code (2008 Title 24):

Yes Low Rise (1-3 habitable stories) **3 Points**
35.0%

N/A Multifamily of 4+ habitable stories **0 Points**
N/A

Yes (iii) Develop the project beyond the minimum requirements of the program chosen in section (i) above: **0 Points**
LEED
N/A

GreenPoint Rated Multifamily Guidelines **5 Points**
125

D(2) Rehabilitation projects select from the following features:

N/A (iv) Develop the project in accordance with the minimum requirements with any one of the following programs: **0 Points**
N/A

N/A (v) Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use **0 Points**
Improvement over current:
N/A

N/A (vi) Develop the project beyond the minimum requirements of the program chosen in section (i) above: **0 Points**
LEED GreenPoint Rated Existing Home Multifamily Program **0 Points**
N/A N/A **0 Points**
2011 Enterprise Green Communities **0 Points**
N/A

N/A (vii) Additional rehabilitation project measures (chose one or more of the following three categories): **0 Points**
(A) PHOTOVOLTAIC / SOLAR
N/A

N/A (B) SUSTAINABLE BUILDING MANAGEMENT PRACTICES, INCLUDING THE FOLLOWING: **0 Points**
1. Develop project-specific maintenance manual, including information on all energy and green building features
2. Certify building management staff in sustainable building operations (BPI or equivalent)
3. Undertake formal building systems commissioning, retro-commissioning, or re-commissioning

N/A

(C INDIVIDUALLY METER (OR SUB-METER CURRENT MASTER-METERED) GAS, ELECTRICITY, OR CENTRAL HOT WATER SYSTEMS FOR ALL TENANTS

0 Points

To receive these points, the applicant and the project architect must certify in the application which of the above items will be included in the project's design and specifications, and further must certify at the project's placed-in-service date that the items were completed. In addition, certain point categories require completion of the TCAC Sustainable Building Method Workbook and accompanying documentation by a qualified energy analyst at application and placed-in-service stages. Refer to Reg. Section 10325(c)(6), Checklist Item Tab 25, and the TCAC website for requirements related to the TCAC Sustainable Building Method Workbook. Refer to Reg. Section 10325(c)(6)(H) for specific Compliance and Verification requirements. Projects receiving points under this category that fail to meet the requirements of Reg. Section 10325(c)(6) will be subject to negative points under Section 10325(c)(3).

Total Points For Sustainable Building Methods:	13
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E. Lowest Income**Maximum 52 Points****E(1) Lowest Income Restriction for All Units****50 Points**

The "Percent of Area Median Income" category may be used only once. For instance, 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income (AMI) cannot be used twice for 100% at 50% and receive 50 points, nor can 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income for 25 points and 40% of Income Targeted Units to Total Units at 50% of Area Median Income be used for an additional 20 points. However, the "Percent of Income Targeted Units" may be used multiple times. For example, 50% of Targeted Units at 50% of Area Median Income for 25 points may be combined with another 50% of Targeted Units at 45% of Area Median Income to achieve the maximum points. All projects must score at least 45 points in this category to be eligible for 9% Tax Credit.

***Only projects competing in the Rural Set-aside may use the 55% AMI column and selected targeting in the 50% AMI column.**

****60% AMI is included as a place-holder and will not receive any additional points.**

		Percent of Area Median Income (AMI)						
		**60%	*55%	50%	45%	40%	35%	30%
Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	80%	0				45	47.5	50
	75%	0				42.5	45	47.5
	70%	0				40	42.5	45
	65%	0			35	37.5	40	42.5
	60%	0			32.5	35	37.5	40
	55%	0			30	32.5	35	37.5
	50%	0		25*	27.5	30	32.5	35
	45%	0		22.5*	25	27.5	30	32.5
	40%	0	17.5	20	22.5	25	27.5	30
	35%	0	15	17.5	20	22.5	25	27.5
	30%	0	12.5	15	17.5	20	22.5	25
	25%	0	10	12.5	15	17.5	20	22.5
	20%	0	7.5	10	12.5	15	17.5	20
	15%	0	5	7.5	10	12.5	15	17.5
	10%	0	2.5	5	7.5	10	12.5	15

Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table				
Number of Targeted Tax Credit Units	Percent of Area Median Income (AMI) (30%- 55%)	Percentage of Units to Total Units (before rounding down)	Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	Points Earned
4	30	11.76	10	15
	35	0.00	0	0
21	40	61.76	60	35
	45	0.00	0	0
	50	0.00	0	0
	50 -Rural only	0.00	0	0
	55 -Rural only	0.00	0	0
9	60	26.47	25	0
34	Total Points Requested:			50

*IF 60% AMI UNITS ARE LESS THAN 10% OF TOTAL UNITS, LEAVE CELL E626 BLANK.

E(2) Lowest Income for 10% of Total Restricted Units at 30% AMI

2 Points

A project that agrees to have at least 10% of its units available for tenants with incomes no greater than 30% AMI and agrees to restrict the rents on those units accordingly can receive two additional points. The 30% AMI units must be spread across the various bedroom sizes, starting with the largest bedroom count units (e.g. four bedroom units) and working down to the smaller bedroom count units, assuring that at least 10% of the larger units are proposed at 30% AMI. So long as the project meets the 10% standard as a whole, the 10% standard need not be met among all of the smaller units. TCAC may correct applicant errors in carrying out this largest-to-smallest unit protocol.

Bedroom Selection	Total Number of Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)
5 BR	0	0	0.0000
4 BR	0	0	0.0000
3 BR	0	0	0.0000
2 BR	2	1	0.5000
1 BR	32	3	0.0938
SRO	0	0	0.0000
Total:	34	4	-

Lowest Income for 10% of Total Restricted Units at 30% AMI Points: 2

Total Points for Lowest Income: 52

F. Readiness to Proceed

Points are available to applications documenting each of the categories below, up to a maximum of 20 points. Within the application the following must be delivered (see Checklist Items for additional information):

Readiness to Proceed

Maximum 20 Points

- | | | |
|------------------|---|-----------------|
| Yes (i) | Enforceable commitment for all construction financing, as evidenced by executed commitment and payment of commitment fees | 5 points |
| Yes (ii) | Evidence, as verified by the appropriate officials, of site plan approval and that all land use environmental review clearances (CEQA, NEPA, applicable tribal land environmental reviews) necessary to begin construction are either finally approved or unnecessary | 5 points |
| Yes (iii) | All necessary public/tribal approvals except building permits | 5 points |
| Yes (iv) | Design review approval | 5 points |

20 points will be available to projects that document all of the above and are able to begin construction within 180 days of the Credit Reservation, as evidenced by submission of the following within 180 days of the Credit Reservation: updated application form and explanation of changes, executed construction contract, breakdown of lender-approved construction costs, recorded deeds of trust for all construction financing, binding commitments for permanent financing and any other required financing, a limited partnership agreement executed by the general partner and the investor providing the equity, payment of all construction lender fees, issuance of building permits (a grading permit does not meet this requirement), and notice to proceed delivered to the contractor. If no construction lender is involved, evidence must be submitted within 180 days after the Credit Reservation is made that the equity partner has been admitted to the ownership entity and that an initial disbursement of funds has occurred. Failure to meet this timeline will result in rescission of the Credit Reservation. In addition to the above, all applicants receiving any points under this subsection must provide an executed Letter of Intent (LOI) from the project's equity partner within 90 days of the credit reservation. The LOI must include those features called for in the CTCAC application (See [Appendix](#) for requirements).

In the event that one or more of the above criteria have NOT been met, 5 points may be awarded for each one that has been met, up to a maximum of 15 points. In such cases, the 180-day requirements shall not apply to projects that do not obtain the maximum points in this category. The 90-day requirements apply to all projects requesting any points under this category.

Total Points for Readiness to Proceed:	20
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VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

All Projects: Total Possible Points: 126, Minimum Points Required: 112

(Do Not Submit An Application If You Do Not Have The Minimum Points Required)

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
A. General Partner & Management Company Experience	9	9	9
A(1) <i>General Partner Experience</i>	6	6	
A(2) <i>Management Company Experience</i>	3	3	
B. Housing Needs	10	10	10
C. Site & Service Amenities	25	25	25
C(1) <i>Site Amenities</i>	18	15	
C(2) <i>Service Amenities</i>	10	10	
D. Sustainable Building Methods	10	10	10
E. Lowest Income & 10% of Units Restricted @ 30% AMI	52.0	52.0	52.0
E(1) <i>Lowest Income</i>	50.0	50.0	
E(2) <i>10% of Units Restricted @ 30% AMI</i>	2	2	
F. Readiness to Proceed	20	20	20
*Negative Points (if any, please enter amount:)		NO MAX	0
Total Points:			126.0

*Negative points given to general partners, co-developers, management agents, consultants, or any member or agent of the Development Team may remain in effect for up to two calendar years, but in no event shall be in effect for less than one funding round. Furthermore, negative points may be assigned to one or more Development Team members, but do not necessarily apply to the entire Team. Negative points assigned by the Executive Director may be appealed to the Committee under appeal procedures enumerated in the regulations.

VII. TIE BREAKER SYSTEM FINAL TIE BREAKER SELF SCORE

This section is included in the application for self-scoring. Be aware that TCAC will use self scores to determine which projects undergo further review in the competition, including the verification of self scores, for possible reservation of tax credits. TCAC will not verify or evaluate every project's self score. Project's that self score too low to successfully compete for a reservation of tax credits will not undergo any further review by TCAC.

Provide evidence of committed permanent public funds in Tab 20 and evidence of public subsidies, if any, in Tab 17.

Projects with commercial/non-residential costs will have committed public funds discounted by the percentage of the project proposed to be commercial or non-residential.

Evidence of land value is required (see Tab 1). The value of the land per TCAC Regulations must be included in "Total residential project development costs" below as evidenced in Tab 1 of the application. Donated land value must be included in Total Project Cost and the Sources and Uses Budget.

Final Tie Breaker Formula:

$$\frac{\text{Committed permanent public funds defraying residential costs}}{\text{Total residential project development costs}} + \left(\left(1 - \frac{\text{Requested unadjusted eligible basis}}{\text{Total residential project development costs}} \right) / 3 \right)$$

Self-Scoring Calculation:

$$\begin{array}{r} * \\ \$5,175,504 \\ \$8,613,247 \end{array} + \left(\left(1 - \frac{\$7,631,447}{\$8,613,247} \right) / 3 \right) = 63.887\%$$

** List individual committed public funding sources, including donations:

Tranche B, if applicable (calculate below)	\$0
HCD/State HOME Loan	\$4,500,000
FHLB/Affordable Housing Program	\$340,000
HCD/State CDBG	\$49,072
Impact Fee Waiver - City of Live Oak	\$211,532
Consolidated Area HA/Land Contribution	\$74,900
TOTAL	\$5,175,504 *

** The first numerator may include the following permanent funding sources that are not eligible for public funds points under Reg. Section 10325(c)(1)(C): (1) funding contributed by a charitable foundation where a public body appoints a majority of the voting members; and (2) land and improvements contributed by a 501(c) organization as long as the asset was held by the organization for at least 10 years per TCAC Reg. Section 10325(c)(10).

* For mixed-use projects, the permanent public fund numerator must be discounted/reduced by the mixed-use ratio below.

Mixed-use projects: Total commercial cost / Total project cost: 0.00%

THE PRORATED COMMERCIAL COST DEDUCTION TO PUBLIC FUNDS MUST BE CALCULATED FIRST, BEFORE APPLYING ANY SUBSIDY ADJUSTMENT/INCREASE (REGULATION SECTION 10325(c)(10)(A)) TO THE NUMERATOR. TCAC staff may adjust this ratio as deemed appropriate.

Sample formula (commercial costs) for numerator *Committed permanent public funds defraying residential costs* = (F38)*(1-I45)

* For projects with public operating or rental subsidies listed in Reg. Section 10325(c)(10)(A), calculate the percentage increase below and increase the permanent public funds numerator by the adjustment percentage.

Operating and rental subsidies: % of subsidized units: 100.00% 25.00% Subsidy adjustment/increase to permanent public funds numerator (This adjustment is calculated in the numerator after any commercial cost adjustment).

Sample formula (subsidies) for numerator *Committed permanent public funds defraying residential costs* = F38*(1+H53)

Sample formula (subsidies and commercial costs) for numerator *Committed permanent public funds defraying residential costs* = (F38*(1-I45))*(1+H53)

Tranche B calculation

For purposes of the public funds points section and the final tie breaker, a Tranche B loan is the lesser of the actual commitment amount or the following. Please note, an application must include a private Tranche B loan supported by a public subsidy to utilize this calculation.

Rental Income Differential:		<u>Rent Limit:</u>		
		40% AMI		
		(SRO/SpN)		
		OR		
		50% AMI	Public	Calculated
Unit Type	# of Units	(ALL OTHER)	Subsidy	Annual
			Contract Rent	Rent
SRO				\$0
SRO				\$0
SRO				\$0
SRO				\$0
SRO				\$0
SRO				\$0
TOTAL				\$0

Rental Income Differential	\$0
Less Vacancy	5.0%
Net Rental Income	\$0
Available for debt service	
@ 1.15 DSC ratio:	\$0

Loan term (years)	15
Interest rate (annual)	6.0%
DSC ratio	1.15

Loan amount per TCAC
underwriting standards: \$0

Actual Tranche B
loan amount:

Comments or additional information as necessary:

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15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$156,384	\$160,294	\$164,301	\$168,408	\$172,619	\$176,934	\$181,357	\$185,891	\$190,539	\$195,302	\$200,185	\$205,189	\$210,319	\$215,577	\$220,966
Less Vacancy	5.00%	-7,819	-8,015	-8,215	-8,420	-8,631	-8,847	-9,068	-9,295	-9,527	-9,765	-10,009	-10,259	-10,516	-10,779	-11,048
Rental Subsidy	1.015	95,280	96,709	98,160	99,632	101,127	102,644	104,183	105,746	107,332	108,942	110,576	112,235	113,918	115,627	117,362
Less Vacancy	5.00%	-4,764	-4,835	-4,908	-4,982	-5,056	-5,132	-5,209	-5,287	-5,367	-5,447	-5,529	-5,612	-5,696	-5,781	-5,868
Miscellaneous Income	1.025	2,100	2,153	2,206	2,261	2,318	2,376	2,435	2,496	2,559	2,623	2,688	2,755	2,824	2,895	2,967
Less Vacancy	5.00%	-105	-108	-110	-113	-116	-119	-122	-125	-128	-131	-134	-138	-141	-145	-148
Total Revenue		\$241,076	\$246,198	\$251,434	\$256,787	\$262,260	\$267,856	\$273,577	\$279,427	\$285,408	\$291,524	\$297,777	\$304,171	\$310,709	\$317,394	\$324,231
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$20,200	\$20,907	\$21,639	\$22,396	\$23,180	\$23,991	\$24,831	\$25,700	\$26,600	\$27,531	\$28,494	\$29,491	\$30,524	\$31,592	\$32,698
Management		24,300	25,151	26,031	26,942	27,885	28,861	29,871	30,916	31,998	33,118	34,278	35,477	36,719	38,004	39,334
Utilities		31,600	32,706	33,851	35,035	36,262	37,531	38,844	40,204	41,611	43,068	44,575	46,135	47,750	49,421	51,151
Payroll & Payroll Taxes		42,438	43,923	45,461	47,052	48,699	50,403	52,167	53,993	55,883	57,839	59,863	61,958	64,127	66,371	68,694
Insurance		14,000	14,490	14,997	15,522	16,065	16,628	17,210	17,812	18,435	19,081	19,748	20,440	21,155	21,895	22,662
Maintenance		28,071	29,053	30,070	31,123	32,212	33,340	34,506	35,714	36,964	38,258	39,597	40,983	42,417	43,902	45,438
Other Operating Expenses		800	828	857	887	918	950	983	1,018	1,053	1,090	1,128	1,168	1,209	1,251	1,295
Total Operating Expenses		\$161,409	\$167,058	\$172,905	\$178,957	\$185,221	\$191,703	\$198,413	\$205,357	\$212,545	\$219,984	\$227,683	\$235,652	\$243,900	\$252,437	\$261,272
Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	5,000	5,175	5,356	5,544	5,738	5,938	6,146	6,361	6,584	6,814	7,053	7,300	7,555	7,820	8,093
Replacement Reserve		24,080	24,080	24,080	24,080	24,080	24,080	24,080	24,080	24,080	24,080	24,080	24,080	24,080	24,080	24,080
Real Estate Taxes	1.020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$190,489	\$196,313	\$202,341	\$208,581	\$215,038	\$221,722	\$228,639	\$235,799	\$243,209	\$250,878	\$258,816	\$267,032	\$275,535	\$284,336	\$293,445
Cash Flow Prior to Debt Service		\$50,587	\$49,884	\$49,092	\$48,206	\$47,222	\$46,134	\$44,938	\$43,628	\$42,199	\$40,645	\$38,960	\$37,139	\$35,173	\$33,058	\$30,785
MUST PAY DEBT SERVICE																
Wells Fargo Bank/Tax Exempt Bond Loan		33,757	33,757	33,757	33,757	33,757	33,757	33,757	33,757	33,757	33,757	0	0	0	0	0
Annual Issuer Fee		4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$37,757	\$37,757	\$37,757	\$37,757	\$37,757	\$37,757	\$37,757	\$37,757	\$37,757	\$37,757	\$0	\$0	\$0	\$0	\$0
Cash Flow After Debt Service		\$12,830	\$12,127	\$11,335	\$10,449	\$9,465	\$8,377	\$7,181	\$5,871	\$4,442	\$2,888	\$38,960	\$37,139	\$35,173	\$33,058	\$30,785
Percent of Gross Revenue	5.06%		4.68%	4.28%	3.87%	3.43%	2.97%	2.49%	2.00%	1.48%	0.94%	12.43%	11.60%	10.75%	9.89%	9.02%
25% Debt Service Test	33.98%		32.12%	30.02%	27.68%	25.07%	22.19%	19.02%	15.55%	11.77%	7.65%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Debt Coverage Ratio	1.340		1.321	1.300	1.277	1.251	1.222	1.190	1.156	1.118	1.076	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
OTHER FEES**																
GP Partnership Management Fee		\$9,500	\$9,500	\$8,683	\$7,718	\$6,651	\$5,479	\$4,196	\$2,797	\$1,275	\$2,888	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
LP Asset Management Fee		2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	0	3,360	3,461	3,564	3,671	3,781
Incentive Management Fee																
from Capitalized LP Asset Management Fee											3,262					
Total Other Fees		12,000	12,075	11,335	10,449	9,465	8,377	7,181	5,871	4,442	6,150	12,860	12,961	13,064	13,171	13,281
Remaining Cash Flow		\$830	\$52	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,101	\$24,178	\$22,109	\$19,887	\$17,504
Deferred Developer Fee**		\$100														
Residual or Soft Debt Payments**																
State HOME	98.92%	\$722	\$52	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,819	\$23,917	\$21,870	\$19,672	\$17,315
State CDBG	1.08%	\$8	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282	\$261	\$239	\$215	\$189

*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. **These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.